

Wolf Creek Properties, LC
10-27816
Liquidation Analysis

Asset Category	Asset	Liquidation Value	Secured Claim	Costs of Sale	Remaining Liquidation Proceeds
Real Estate	Capon Capital Property	\$ 850,000.00	\$ 700,000.00	\$ 85,000.00	\$ 65,000.00
	AFCU Property	n/a	n/a		
	Farm Bureau Property	n/a	n/a		
	MacFarlane (Balloon Field)	\$ 500,000.00	\$ 250,000.00	\$ 50,000.00	\$ 200,000.00
	Wolf Creek First Mortgage Property	\$ 1,875,000.00	\$ 1,625,000.00	\$ 187,500.00	\$ 62,500.00
	Zions Property	\$ 3,200,000.00	\$ 1,850,000.00	\$ 320,000.00	\$ 1,030,000.00
Additional Claims:	Weber County Treasurer		\$ 398,262.39		
	Randy Marriott Construction		\$ 449,708.87		
	DIP Lender		\$ 350,000.00		
Subtotal:		\$ 6,425,000.00	\$ 5,622,971.26	\$ 642,500.00	\$ 159,528.74
Personal Property	Schedule B Assets	\$ 1,904,437.64		\$ 190,443.76	
	Ford Credit claim		\$ 47,150.00		
	Utah Board of Water Resources		\$ 557,161.00		
Subtotal:		\$ 1,904,437.64	\$ 604,311.00	\$ 190,443.76	\$ 1,109,682.88
Total:		\$ 8,329,437.64	\$ 6,227,282.26	\$ 832,943.76	\$ 1,269,211.62

Claim Category	Claimant	Amount	Payment %	Remaining Liquidation Proceeds
Administrative	Miller Guymon	\$ 150,000.00		
	Parr Brown	\$ 10,000.00		
	Cushman & Wakefield	\$ 10,000.00		
	Crane, Christensen & Ambrose	\$ 10,000.00		
	Total Administrative	\$ 180,000.00	100%	\$ 1,089,211.62
Unsecured Priority	Utah State Tax Commission	\$ 3,729.96		
	Weber County Assessor	\$ 3,415.00		
	Total Unsecured Priority	\$ 7,144.96	100%	\$ 1,082,066.66
Administrative	Chapter 7 Trustee	\$ 238,004.68	100%	
	Chapter 7 Counsel	\$ 100,000.00	100%	\$ 744,061.98
Unsecured General	Unsecured Claims as Filed	\$ 9,224,030.11		
	Total Unsecured General	\$ 744,061.98	8%	\$ 0.00
Total Claims Paid		\$ 7,158,489.20		

Liquidating Trustee Compensation per Section 326:				
Category	Amount	Percentage	Total	
First	\$ 5,000.00	25%	\$ 1,250.00	
Next	\$ 45,000.00	10%	\$ 4,500.00	
Next	\$ 950,000.00	5%	\$ 47,500.00	
Next	\$ 6,158,489.20	3%	\$ 184,754.68	
Total:			\$ 238,004.68	

Notes:

Unsecured claim amounts are based on the proofs of claim as filed on October 7, 2010, and not an agreed upon amount by the Debtor. The Debtor believes a trustee would not receive value over secured claims for the real property encumbered by AFCU and Farm Bureau.